



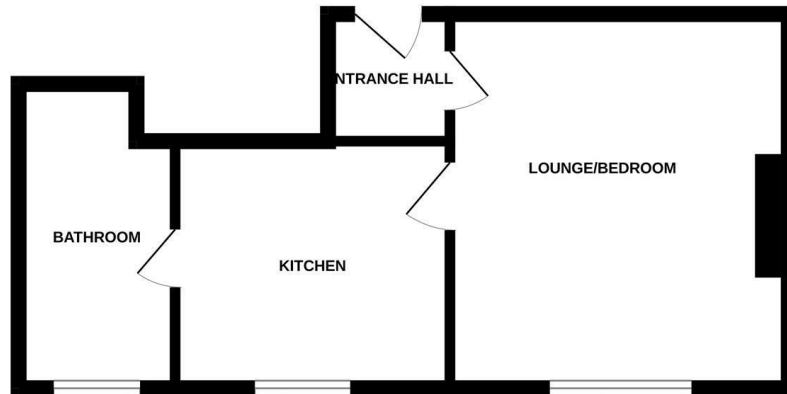
56 Mill Hill Road | | Norwich | NR2 3DS

Guide Price £90,000

****GUIDE PRICE £90,000- £100,000 GROUND FLOOR STUDIO WITH NO ONWARD CHAIN**** Situated on one of the most sought-after roads in Norwich's prestigious Golden Triangle, this ground floor studio flat offers a fantastic opportunity for first-time buyers or investors alike. Accessed via a secure intercom entry system, the property features a private entrance hall, a bright lounge/bedroom, a well-fitted kitchen, and a bathroom. Outside, there is the added benefit of one off-road parking space – a rare find in this prime location. With gas central heating, double glazing, and no onward chain, this smart and low-maintenance home provides an ideal base close to the city centre and the vibrant local amenities of the Golden Triangle. Early viewing is highly recommended to appreciate this excellent opportunity!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Secure intercom entry with door to:

Entrance Hall

Door to:

Lounge/Bedroom 13'9" x 12'5"

Sash window, radiator.

Kitchen 10'1" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, sash window.

Bathroom 11'8" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted window.

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - Term 125 years from 12 January 2004. Please note ground rent is £100 per annum and service charge is £1429.52 per annum. For further information, please contact the office.

Utilities

Fibre broadband available.
Mains gas, water and electric.



Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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